


TOWN OF ACTON
Building Department

INTERDEPARTMENTAL COMMUNICATION

<i>To:</i>	Board of Selectmen	<i>Date:</i> June 17, 2005
<i>From:</i>	Garry A. Rhodes, Building Commissioner	
<i>Subject:</i>	Special Permit #04/19/05-402 1000 Main Street (Foster)	

The application is for a Special Permit for commercial recreation in an existing building. Attached please find staff comments.

TOWN OF ACTON
NOTICE OF HEARING

The Acton Board of Selectmen will hold a public hearing on June 20, 2005 at 7:15 PM in the Selectmen's Hearing Room, Town Hall on the application of David Evans & Cheryl Turgeon, under Section 10.3 of the Zoning Bylaw for approval of a Special Permit to establish a fitness center within an existing building located at 1000 Main Street, Acton.

The application and accompanying plans may be inspected at the Town Hall during normal business hours.

WALTER FOSTER
PETER ASHTON
F. DORE' HUNTER
ROBERT JOHNSON
LAUREN ROSENZWEIG

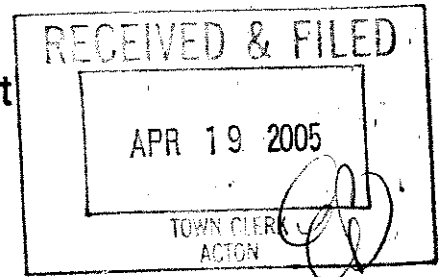
BOARD OF SELECTMEN

Town of Acton

Application for a Special Permit

To The

Board of Selectmen



Please type or print your application.

Indicate the special permit/s requested. The fee for a Special Permit is \$250 unless otherwise noted.

Recreation	Nursing Home	Restaurant
Hotel, Inn or Motel	Combined Business & Dwelling	Lodge or Club
Veterinary Care	Commercial Kennel	Commercial Recreation
Commercial & Trade School	Amusement Facility	Freestanding Sign
Warehouse	Mini-Warehouse	Heating Fuel Sales/Service
Light Manufacturing	Scientific Research/Development/Production	
Reduced Parking Fee = \$100	Drive-Up Bank Fee = \$1000	Service Station Fee = \$1000

If this application is made concurrently with a site plan application, then the fee will be \$100 in all cases.

APPLICANT

Name & Address

David Evans
Cheryl Torgerson

Telephone 187 Ash Littlebrook, Westford
978 692 1032

OWNER 978 621 1546
Name & Address

Area Realty LLC

102 Harbor Ave

Marblehead MA 01945

Telephone

SITE

Location and Street Address of the Property

1000 Main St., Acton

Tax Map & Parcel Number

B6/2/1
Area of Lot ac.

6.23

Zoning District SM

If any other permits or site plans have been
granted for the property, give the file numbers:

Twelve (12) completed copies of this application and supporting materials including plan sheets, if any, are required at the time of submission. A certified abutters list taken from the most recent town tax list and certified by the Town Assessor must be included with this application. At a minimum, a 1"=1200' location map must be provided with each copy of the application showing the subject site in relation to other lots, roads, and natural features. Sufficient supporting information must be provided to fully explain the purpose and plans of the applicant -- attach additional sheets and plans as necessary. The Board may require additional information as it deems necessary. Each copy of any plan sheets shall be folded so that it will fit neatly into a letter sized file folder.

**Town of Acton
Application for a Special Permit
To The
Board of Selectman**

4/18/05

Special permit requested: Commercial Recreation

Applicant: David Evans & Cheryl Turgeon
The Whole Body Studio, LLC
187 A & D Littleton Rd
Westford, MA 01886
978-692-1032 office
978-621-1546 cell

Site: 1000 Main Street Map ID: B6/2/1 Current Zone: SM
Acreage: 6.23

Owner: Area Realty LLC
102 Harbor Ave
Marblehead, MA 01945

Current Leased to: Pamet Systems(which is trying to sublet)

Purpose and Plans of Applicant:

Fitness/Spa Facility: The plan is to have a very relaxing & serene facility for personal training, exercise, locker rooms, sauna, steam room, massage, spa & wellness therapies (examples: acupuncture, manicures, facials, healthy workshops, meditation, aromatherapy). The possibility of a sub let of some of the space to a chiropractor or naturopathic doctor.

The applicants plan to start by leasing part 3500-5000 sq ft (1 floor) of the property to start, with plans of expanding into full use of property and with the eventual plan to purchase the property.

The locker rooms would have showers, sauna & steam, approx. 10 lockers for men's & 20 for women's. (Estimated water usage at 600gallons or 20 gallons per locker.)

Attached : please find permission letter from Pamet Systems.

April 1, 2005

To Whom It May Concern,

Pamet Systems, Inc. gives permission for Whole Body Studio to pursue a special permit from the Town of Acton for its use at 1000 Main Street, Acton.

Tom Morton
Controller
Pamet Systems, Inc.
(978)263-2060

SITE AND LAND USE DATA

- 1) ZONING DISTRICT - GENERAL INDUSTRIAL
- 2) LOT AREA = 6.234 ACRES
- 3) BUILDING COVERAGE 0.12 ACRES (1.9%)
- 4) TOTAL IMPERVIOUS COVER = 0.83 ACRES (13.3%)
- 5) TOTAL OPEN SPACES = 5.404 ACRES (86.7%)
- 6) AREA OF PARKING FACILITY = 0.47 ACRES
- 7) PARKING LOT LANDSCAPING AREA = .03 ACRES (6.4%)
(INTERIOR ISLAND WITHIN PARKING LOT)
- 8) PARKING DATA
REQUIRED SPACES
+ NET FLOOR AREA = 9600 S.F. (80% OF GROSS)
REQUIRED PARKING SPACES = $9600 / 200 = 48$ SPACES
SPACES PROVIDED
REGULAR = 35 71.4%
HANDICAPPED = 4 8.2%
COMPACT = 10 20.4%
TOTAL = 49 SPACES
+ NUMBER SUPPLIED BY PROJECT ARCHITECT
DANIEL MULLIKEN ASSOCIATES INC

Garry Rhodes

From: Robert Craig
Sent: Wednesday, June 01, 2005 3:04 PM
To: Garry Rhodes
Subject: Special Permit 04/19/05-402- David Evans & Cheryl Turgeon-1000 Main Street
Importance: High

Garry:

Please be advised that after review of the application noted above I have no comment or objection .

Robert C. Craig
Fire Chief

6/6/2005

Memorandum

TO: Garry Rhodes

FROM: Antonio Santoro
Town of Acton Transportation Advisory Committee

DATE: May 24, 2005

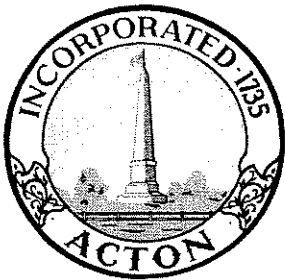
RE: Review Application for Special Permit – 1000 Main Street
“The Whole Body Studio, LLC”
April 19, 2005

CC: Board of Selectmen

At your request the Transportation Advisory Committee has reviewed the above referenced Site Plan Special Permit Application. The applicant requests a Special Permit for a proposed fitness center at 1000 Main Street, in the space formally occupied by Pamet Systems.

The applicant plans on leasing 3500-5000 sf (1 floor) of the property, with plans to expand into the remaining portions. The parking calculations are based on a Net Floor Area of 9600 s.f. It is assumed that this represents the full square footage of the building. As such, the 49 spaces provided meet the requirement of Section 6.3.1.14 (Commercial Recreation) for one space per 200 s.f.

Please note this application lacks both plans confirming the availability of the 49 spaces, and traffic data with an analysis of the proposed change in use.



Planning Department

TOWN OF ACTON
472 Main Street
Acton, Massachusetts 01720
Telephone (978) 264-9636
Fax (978) 264-9630
planning@acton-ma.gov

INTERDEPARTMENTAL COMMUNICATION

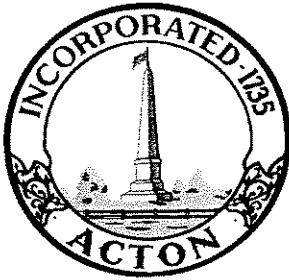
To: Don P. Johnson, Town Manager **Date:** May 9, 2005
From: Roland Bartl, AICP, Town Planner *R.B.*
Subject: Use Special Permit 04/19/05-402 – Evans & Turgeon, 1000 Main St.

I assume that the present or most recent former use of the subject floor space was for office. Zoning requires 20 parking spaces for 5000 square feet of office. The proponent seems to indicate a maximum capacity (at least initially before any potential future expansion of services) at 30 persons – 10 men, 20 women. Zoning requires 30 parking spaces for this (commercial recreation parking requirements).

To see how the proposed use might fit, it would be helpful to see an explanation of the other remaining uses in the building and a tally of parking spaces that are presently available on the site.

Cc: Garry Rhodes

I:\planning\site plan\402, use only, 1000 main st.doc



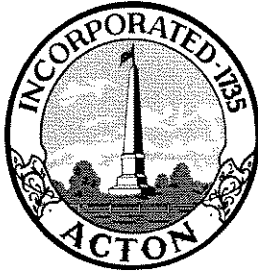
TOWN OF ACTON
472 Main Street
Acton, Massachusetts, 01720
Telephone (978) 264-9608
Fax (978) 264-9630

Nancy McShea
Recreation Director

Date April 27, 2005

To: Don Johnson, Town Manager
From: Nancy McShea, Recreation Director *Nancy McShea*
Re: Special Permit 04/19/05-402 – David Evans and Cheryl Turgeon – 1000 Main Street
cc: Garry Rhodes

The Recreation Department has no comment on this application at this time. However we would be interested to know more about the applicants' future expansion plans for this facility. Thank you.



TOWN OF ACTON
Health Department
472 Main Street
Acton, Massachusetts, 01720
Telephone (978) 264-9634
Fax (978) 264-9630

April 26, 2005

To: Don Johnson, Town Manager

From: Heather Marceau, CEHT, Health Agent

Re: Special Permit #04/19/05-402 – 1000 Main Street

The Health Department has reviewed the application for a Special Permit submitted by David Evans and Cheryl Turgeon for a fitness center to be located at 1000 Main Street, Acton, MA and provide the following comments:

- Plans specific to the exact layout and operation of the fitness center shall be submitted to the Health Department for review.
- The initial use proposed within the Special Permit Application will work within the current wastewater flows designed for the property. Any subsequent expansion will require additional review by the Board of Health.
- Any massage therapy conducted on site shall comply with Article 13 of Acton Board of Health Rules and Regulations.
- Special purpose pools (i.e. hot tubs) shall comply with 105 CMR 435.00 – Minimum Sanitation Standards for Swimming Pools.
- A plan for the proper storage and removal of trash shall be submitted to the Health Department for approval.
- There shall be no smoking within the facility during any renovation and construction, as this falls under the definition of a worksite under State law.